

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**NOVEMBER 25, 2014**  
**9:00 A.M.**

<u>Board Members</u>	<u>Attendance</u>	<u>Cumulative attendance</u> <u>2/2014 through 1/2015</u>	
		<u>Present</u>	<u>Absent</u>
Howard Elfman, Chair	P	8	1
Chad Thilborger, Vice Chair	P	6	3
Paul Dooley [arrived 9:19]	P	9	0
Genia Ellis [until 12:35]	P	8	1
Joan Hinton	P	8	1
Howard Nelson	P	8	1
Lakni Mohnani	P	6	0
PJ Espinal [Alternate]	A	0	8
Joshua Miron [Alternate]	A	2	6
Robert Smith [Alternate]	P	7	1

**Staff Present**

Bruce Jolly, Board Attorney  
Rhonda Hasan, Assistant City Attorney  
Yvette Ketor, Secretary, Code Enforcement Board  
Peggy Burks, Clerk III  
Shani Allman, Clerk III  
Deanna Bojman, Clerk III  
Porshia Goldwire, Administrative Aide  
Alexandra Gill, Project Specialist  
Robert Masula, Building Inspector  
George Oliva, Building Inspector  
Jamie Oppert, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None.

**Respondents and Witnesses**

CE14100097; CE14050117: Courtney Crush, attorney  
CE14041304; CE14041296; CE14041300; CE14041306: Nectaria Chakas, attorney;  
Frank Link, condo owner Marc Karmatz, condo owner  
CE14041293: Bobbi-Lee Meloro, attorney; Frank Link, condo owner Mark Karmatz,  
condo owner  
CE10070711: Jacqueline Vega, owner's daughter; Gloria Martinez, owner

CE14082172: Robert McCausland, attorney, Robert Loucks, engineer, Thomas Sparks, neighbor; Scott Shapiro, attorney  
CE13111632: Douglas Green, property manager  
CE13121100: Gil Betzalel, property manager; Tal Hen, property manager  
CE14031651: Jeffrey Levy, owner  
CE14030865: Irma Diaz, owner; Diego Gomez, owner's son-in-law  
CE13041247: Daniel Francis, broker; Hue Sidman, owner; Adrian Peana, engineer  
CE13121503: Jose Lara, owner  
CE10121827: Rose Taylor, owner  
CE14062319: Jacob Matatof, owner  
CE14030884: Bethani Thomas, owner  
CE14031887: Gary Ansley, contractor  
CE14060438: Elizabeth Levy, owner's representative  
CE13020243: Joel Pierce, owner's agent  
CE14060539: Anna Maria Mendez, owner  
CE13021763: John Chidsey, owner  
CE13060564: Jonathan Sela, tenant  
CE14090039: Juan Cardona, general contractor  
CE13101928: Sherri McGill, owner  
CE13071954: Alfred Green, owner  
CE14071427: Juan Rossi, owner  
CE14051500: Maria Santoro-Urso, representative  
CE13091177: Randall Styczynsky, owner  
CE13030165: Rebecca Saunders, owner  
CE14010378: Paul Cahaly, property manager  
CE13120935: Joey Partin, owner  
CE14042166: Jeffrey Cohen, owner's representative  
CE14032296: Elias Delgado, owner's father-in-law  
CE14051629: Scheril Murray-Powell, law clerk for the owner's attorney  
CE14081248: Dennis Britt, owner; Dominic Romano, vice president of the condo association  
CE14051257: Tyrone Powell, owner; Alicia Ellis, owner  
CE14100090: Michael Asser, owner  
CE14061980: Timothy Scolaro, bank attorney  
CE14071030: Jai Motwani, owner  
CE14040929: Robert Ishman, architect  
CE13030518: James Baron, contractor  
CE14060329: Benjamin Figgie, LLC owner  
CE14082139: Hugo Hernandez, general contractor  
CE14051229: Allison Bray, owner's fiancée  
CE14062131: Thomas Reich, owner  
CE13100823: Martha Carmenates, owner's representative  
CE13091496: Anthony Soroka, attorney

[The meeting was called to order at 9:00 a.m.

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE13091496**

2900 Northeast 30 Street  
LAUDERDALE TOWER CONDO ASSN INC

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$675. The City was requesting amending the 10/28/14 compliance date to 11/25/14.

Robert Masula, Building Inspector, reported the paving/restriping permit had been issued on 10/23/14 so the property was complied. Inspector Masula requested amending the 10/28/14 compliance date to 11/25/14.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to amend the 10/28/14 compliance date to 11/25/14, removing the accrued fines. In a voice vote, motion passed 6-0.

**Case: CE14050117**

1480 Southwest 24 Court  
1480 Southwest 24TH COURT LLC

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported permits had been issued and recommended a 91-day extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson, to grant a 91-day extension to 2/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14100097**

1180 North Federal Highway  
PREMIER RIVA LLC

Certified mail sent to the owner was accepted on 11/7/14.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THERE IS A TWO STORY SCAFFOLD SET UP THAT IS THE STRUCTURAL SUPPORT FOR THE BANNER ADVERTISING/PROMOTION THAT WAS ERECTED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.7

1. THERE ARE TWO NEW SIGNS AT THE ENTRANCE TO THIS SITE THAT HAVE BEEN INSTALLED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.
2. THERE ARE LARGE BANNERS THAT ADVERTISE AND PROMOTE THE FUTURE CONDO THAT WERE ERECTED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.8

THERE ARE AWNINGS THAT WERE INSTALLED ON THE SALES TRAILER OFFICE THAT WERE INSTALLED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

Inspector Masula reported a Stop Work Order had been posted on the property on 10/6/14. He stated a permit application for signs had been submitted on 11/7/14 and was pending plan review and an application for the awnings had been submitted the previous day. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Courtney Crush, attorney, requested 63 days to resolve the open permits. She said they were working with the Zoning Administrator and Inspector Masula regarding the temporary construction signage.

Mr. Nelson felt more than 63 days would be needed and suggested 91 days.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

The following five cases at the same address were heard together:

**Case: CE14041296**

209 N FtL Beach Blvd 5B

ROSELLI, ROBERT M

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all unit owners had granted him access to inspect the door installation. He stated corrections were needed on the submitted drawings and recommended a 63-day extension. Inspector Masula explained that an electrical switch had been relocated in unit 2B and the drawings were being corrected to resolve this and also a difference in the door swing.

Marc Karmatz, condo resident, said one of the altered units belonged to the condo board president and another belonged to a member of the condo arbitration committee, which enforced rules. He wondered how a permit could be issued to build something on common area property at the condo. Mr. Jolly said this would be addressed in how the condo declaration was structured.

Frank Link, condo owner, stated the 50 square feet the owners had tried to annex was worth \$15,000. He noted that the president of the condo board was one of the unit owners who had built into the hallway.

Nectaria Chakas, attorney representing unit owners, confirmed that the permit applications had been submitted and revisions were being made. She believed the revisions would be complete in a couple of weeks. Ms. Chakas remarked that there were two sides to this issue and this was not the proper forum in which to discuss it.

Bobbi-Lee Meloro, attorney for Lisa Lutoff Perlo, was present.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14041300**

209 N FtL Beach Blvd 8B  
ROBINSON, ANTHONY

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14041306**

209 N FtL Beach Blvd 9G  
CORDOVA BERRIOS, NIVEA

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14041304**

209 N FtL Beach Blvd 11B  
FOULON, GILBERT & KATHLEEN

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14041293**

209 N FtL Beach Blvd 2B  
PERLO, LISA LUTOFF

This case was first heard on 8/26/14 to comply by 10/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Dooley arrived at 9:18

**Case: CE10070711**

2601 Southwest 13 Place  
VEGA, GLORIA STELLA

This case was first heard on 4/22/14 to comply by 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported permit applications had been submitted for stucco work and a wood fence but the serious issues regarding the fire in the house had not been addressed.

Jacqueline Vega, the owner's daughter, reported they had moved out and hired an electrical inspector and the work had passed his inspection. She presented a copy of the inspector's report to the Board. Ms. Vega said the house was in the short sale process and they intended to remedy the violations before the house was sold.

Inspector Oliva stated the electrician's letter must be sealed and submitted to the Chief Electrical Inspector.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14082172**

2200 S Ocean La # 910  
BUTTERFIELD LTD

This case was first heard on 10/28/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance. Ms. Goldwire stated Butterfield Ltd. had submitted a motion for a continuance.

Mr. Mohnani disclosed that he had many real estate transactions with Jack Oriole twenty years ago but he felt no conflict.

Robert Masula, Building Inspector, reported no permit applications had been submitted yet. He had met with an attorney representing the owner, who had informed him the owner was hiring a contractor.

Robert McCausland, attorney for the owner, said the owner was 85 and lived in Venezuela. He had undergone heart surgery and back surgeries in the past six months in Venezuela and Spain and had been unable to travel back to the United States to address the issues at the property. When he returned to Fort Lauderdale in October he had two engineers inspect the property and his counsel had power of attorney. The engineer was in the process of submitting the permit application. Mr. McCausland requested a 63-day continuance.

Robert Loucks, engineer, said he had been retained the previous weekend. He stated the wall in question was not structural, it was a "fire demising" wall. He wished to pull a demolition permit to determine the structure of the wall. Mr. Loucks added he had been unable to gain access to the other unit to inspect that side of the wall.

Inspector Masula stated the complaint was made on 8/28/14 and he had visited the unit on 9/2/14. The initial inspection report was mailed on 9/3/14 and final notice had been sent by staff on 9/26/14.

Thomas Sparks, owner of the adjacent unit, said he had been unaware of the wall issue when he purchased the property. He was concerned that this issue was unresolved after five months. Mr. Sparks said he had informed the owner and the condo board to allow the owner's representatives access to his unit to inspect it.

Scott Shapiro, Mr. Sparks' attorney, said the declaration of condominium stated exactly where the wall should be and the association could allow access to the unit if Mr. Sparks was not at home.

Mr. Nelson was concerned that Mr. Loucks was pulling a permit to inspect the wall and not to make repairs. Mr. Loucks stated he wanted to inspect the wall first in order to determine the work that must be done to remediate the problem.

Inspector Masula said he supported setting the case for a Massey hearing in 63 days. He explained that the contractor could submit a permit to restore the wall with an early start letter attached, which would allow for the exploratory demo. Mr. Loucks agreed with this.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 210-day extension to 6/24/15, during which time no fines would accrue. In a voice vote, motion failed 0-7.

**Motion** made by Mr. Mohnani seconded by Ms. Ellis, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a roll call vote, motion passed 4-3 with Mr. Dooley, Ms. Hinton and Chair Elfman opposed.

**Case: CE13111632**

335 Southwest 18 Avenue  
JONES, RICHARD H III &  
JONES, JOSEPHINE  
New Owner: SOFREI LLC

This case was first heard on 3/25/14 to comply by 5/27/14, amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the carport had been removed and the other permit issue remained.

Douglas Green, property manager, explained they had evicted the uncooperative tenant. He anticipated a contractor could pull a permit for the bathroom in approximately one week. Mr. Green confirmed that the unit would not be leased until the property was in compliance.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.



**Case: CE13121100**

1607 Northwest 13 Court  
RH INVESTMENTS PROPERTIES LLC

This case was first heard on 2/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported FBC (2010)105.4.5 and FBC (2010)105.1 numbers 1 and 2 were complied. Only the air conditioner and window replacement issues remained. He recommended a 63-day extension.

Tal Hen, property manager, said he had installed two new windows and would deal with the air conditioner soon. He felt 63 days would be sufficient.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14031651**

937 Northwest 13 Street  
LEVY, JEFFREY B

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits had been issued and the owner needed time to pass final inspections. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14030865**

1420 Riverland Road  
DIAZ, IRMA CLAROS

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported FBC(2010) 105.1 items 1, 2 and 3 were in compliance and a permit had been pulled for items 4 and 5. He recommended a 91-day extension.

Irma Diaz, owner, agreed to the extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13041247**

124 Hendricks Isle  
SIDMAN, HUE KIM

This case was first heard on 6/24/14 to comply by 7/22/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Adrian Peana, engineer, stated he had submitted a permit application on 10/29 and he would meet with reviewers to discuss their comments. Inspector Masula stated he had been unaware of the permit application because it had not been routed to him.

Mr. Mohnani stated he believed this had been cited under the wrong provision; parking lots were not regulated by the Florida Building Code.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13100823**

2724 Northeast 15 Street  
2724 Northeast 15 LLC

This case was first heard on 3/25/14 to comply by 4/22/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported some permits had been issued but he was unsure if all violations were addressed by the permits. He had spoken with the owner and contractor and would meet with them in the next two weeks. Inspector Masula recommended a 63-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13121503**

1360 Southwest 32 Street  
LARA, JOSE A & MARIA T

This case was first heard on 6/24/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had pulled the pool and roof permits and recommended a 91-day extension.

Jose Lara, owner, agreed to the extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE10121827**

2491 Northwest 16 Court  
TAYLOR, ROSE

This case was first heard on 6/24/14 to comply by 7/22/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 11/26/14 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, said the owner had been present earlier. He reported the owner had contacted the contractor who performed the work, and he had promised to pull the permits. Inspector Oliva recommended a 63-day extension.

**Motion** made by Ms. Ellis, seconded by Ms. Hinton, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14062319**

609 Northeast 13 Avenue # 302  
HAROUNOFF HOLDINGS LLC  
NEW OWNER: MATATOF, JACOB

This case was first heard on 10/28/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported permit applications had failed review and corrections were being made. He recommended a 63-day extension.

Jacob Matatof, owner, said he had purchased the unit unaware of the problems and he was working to correct them.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14030884**

1213 Northwest 23 Terrace  
THOMAS, BETHANI J  
WILLIAMS, KIMBERLY

This case was first heard on 8/26/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the permit applications had been submitted and some of the violations were already in compliance. He recommended a 91-day extension.

Bethani Thomas, owner, agreed to the extension.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14031887**

1140 Northwest 4 Avenue  
VILLA, ROBERT

This case was first heard on 8/26/14 to comply by 9/23/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 11/26/14 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported no permit application had been submitted yet.

Gary Ansley, contractor, stated the applications would be submitted the following day. He said he had been hired approximately three months ago.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14060438**

930 Northwest 14 Street  
ADEA REAL ESTATE LLC

This case was first heard on 9/23/14 to comply by 10/28/14. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported an electrical permit had been issued on 10/29 but had failed inspection. Electric and sink plumbing permits must be pulled for installation of GFIs and the relocation of the sink. He recommended a 63-day extension.

Inspector Oliva explained that the original violation regarding the electrical panel was now complied by removing the cabinet that had been blocking it and pulling the permit. Mr. Nelson noted the inspection had failed for an issue that had not been presented to the Board. Inspector Oliva agreed he could comply this case because the permit had been issued and open a new case for the work without permits. An extension for this case would allow the owner time to address all the violations at once.

Elizabeth Levy, the owner's representative, agreed to a 63-day extension. She objected to the fines accruing because she had submitted the permit applications prior to the first hearing.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to amend the 9/23/14 order compliance date from 10/28/14 to 11/25/14. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE13020243**

808 Southwest 2 Street  
JANZAN, RUSSEL A S

This case was first heard on 7/23/13 to comply by 9/24/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been resubmitted on 10/7/14. The electrical and zoning had passed review but the structural review had failed.

Joel Pierce, the owner's agent, said the permit had failed for the signature and the architect was addressing this.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14060539**

2496 Cat Cay Lane  
1463 PROPERTIES LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 11/26/14 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the plans had been resubmitted on 10/10/14 and failed review again, resubmitted on 11/7/14 and failed again. Inspector Masula had discovered that the owner's contractor was not licensed and this had hindered the owner's ability to pull a permit. He recommended a 91-day extension.

Anna Maria Mendez, owner, said she had just returned from Columbia and would hire a new contractor and manager.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13021763**

1200 Citrus Isle  
LAZARIDI, ALLEN

This case was first heard on 8/26/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the carport permit application had been submitted and the dock electrical permit had been issued. He recommended a 91-day extension to allow the owner to submit an application for the windows and doors.

John Chidsey, owner, stated the carport permit included the windows and doors. The engineer was working on the comments. Inspector Oliva said there were other windows and doors that required another permit.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13060564**  
1339 Northeast 14 Avenue  
CHAI LV LLC

This case was first heard on 7/23/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the application had been resubmitted on 10/6/14 and taken out again for corrections on 10/29/14. He believed clarification was needed on the elevation.

Jonathan Sela, tenant, said the problem was with the original carport construction and the neighboring property line. He did not know how to address this. Inspector Masula confirmed there was a setback issue. He said the owner could get another survey in case there was a mistake. Mr. Nelson opined that enclosing the walls would not bring the carport closer to the property line, so the carport may never have been compliant; the setbacks had previously been shorter or the survey was wrong. Inspector Masula suggested the owner meet with staff and the Chief Zoning Inspector to discuss how to address the issue. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14090039**  
3145 Northeast 9 Street  
ESPOSITO ENTERPRISES INC

This case was first heard on 10/28/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported a demo for the electrical issues had been pulled and closed. He recalled that the owner was supposed to provide a letter from a design professional to temporarily comply the structural violation; this would be followed by a structural permit. The letter had not been received yet.

The owner handed Inspector Masula a letter and Inspector Masula stated he would accept this to temporarily satisfy the immediate life safety issues and would recommend a 91-day extension for the owner to obtain a structural demo permit. Alternately, the owner could apply for a permit for a complete rebuild to close the case.

Juan Cardona, general contractor, said the engineer was completing plans to submit for a structural demo permit and he anticipated this would be ready the following week. He felt 63 days would be sufficient to complete the job. Mr. Cardona said the owner's intention now was to convert the space back to the way it is used to be.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Mr. Nelson left the dais at 11:01

**Case: CE13101928**

2201 Northwest 23 Lane  
MCGILL, SHERRI

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master permit application had been submitted but the central air conditioning permit application had not been submitted. He recommended a 91-day extension.

Sherri McGill, owner, agreed to the extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13071954**

1217 Northwest 18 Avenue  
BENTLEY, LEON & EASTER

This case was first heard on 3/25/14 to comply by 5/27/14 amended to 6/24/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the master drawings had been resubmitted on 11/12/14 and recommended a 91-day extension.



Alfred Green, owner, agreed to the extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Nelson returned to the dais at 11:04.

**Case: CE14071427**

1501 Northeast 12 Street  
POLARIS GV INVESTMENTS LLC  
%MONICA VACAS

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit and sub-permit applications had been submitted on 9/9/14 and were picked up for corrections on 10/23/14. He recommended a 91-day extension.

Juan Rossi, owner, agreed to the extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14051500**

1389 Southwest 24 Avenue  
FIVE TEN FLORIDA III LLC

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported that FBC(2010) 105.1 item 2 was complied by the issuance of a permit and recommended a 91-day extension.

Maria Santoro-Urso, representative, said plans were still in revision and requested more time. She confirmed the property was not occupied.

**Motion** made by Mr. Thilborger by Ms. Hinton, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13091177**

3210 Northwest 63 Street  
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14 amended to 2/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity. He reminded the Board that the owner had been in a very serious accident months ago.

Randall Styczynsky, owner, stated he had finally begun work again. The home was in the foreclosure process and he said he had not had the time or money to address the violations. He intended to keep the house.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13030165**

2605 East Las Olas Boulevard  
SAUNDERS, JAMES & R L H/E  
SAUNDERS, T & SAUNDERS, ASHLEY

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, said the owner was working with an engineer and had sent an email requesting an extension

Rebecca Saunders, owner, said her father had installed davits in the rear of the house over 50 years ago and a neighbor had complained about them. She had researched the permit history but had not located permits for the davits. Ms. Saunders said the previous inspector had agreed that a permit must have been pulled for the installation since a concrete barge was used.

Inspector Oliva explained that there were no records of a permit for the dock or boatlift. He displayed a permit history of the property that showed no permits. He stated Ms. Saunders could get a permit or remove the dock. Inspector Oliva said there were no safety issues regarding the dock. He suggested a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 119-day extension to 3/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14010378**

4060 Galt Ocean Drive  
PLAZA BEACH HOTEL CORP  
% TIDAN CONST INC

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been submitted on 11/12/14 and was pending plan review. He recommended a 63-day extension.

Paul Cahaly, property manager, agreed to the extension.

**Motion** made by Mr. Nelson, seconded by Ms. Ellis, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE13120935**

1133 Southwest 5 Place  
COOK, KAMERIN  
PARTIN, JOEY

This case was first heard on 7/22/14 to comply by 8/26/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 11/26/14 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, said the permit had not been issued. He reminded the Board that the permits had been voided.

Joey Partin, owner, said it would cost another \$2,000 to have the architect perform the load calculations again. He said they did not use the portion of the house that was affected and intended to perform renovations. Mr. Nelson suggested Mr. Partin disconnect the plumbing and electrical to the washer and dryer to comply the violations.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14042166**

1101 Northeast 13 Avenue  
VICTORIA ONE PROPERTIES LLC

This case was first heard on 7/22/14 to comply by 9/23/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported structural demolition permits had been issued on 10/6/14. He needed to reinspect to confirm the work had been done.

Jeffrey Cohen, the owner's representative, was present.

**Motion** made by Mr. Dooley, seconded by Ms. Hinton, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14032296**

516 Southwest 16 Street  
THIER, JASON

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported two permit applications had been submitted but the shed application had not been.

Elias Delgado, the owner's father-in-law, said he had submitted the permit applications and he thought one included the shed.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14051629**

1338 Northwest 7 Place  
MCCLOVER, ULYSSES & EVELYN

This case was first heard on 9/23/14 to comply by 11/25/14. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the owner had applied for fence and shed permits. Inspector Oliva had advised the owner to revise the fence permit to include two gates on the main property and he could access the rear of the property without using City property. He recommended a 91-day extension.

Scheril Murray-Powell, law clerk for the owner's attorney, was certain the owner would comply the violation as soon as he could. The owner agreed to Inspector Oliva's solution and had already hired additional contractors.

**Motion** made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14081248**

1777 Southeast 15 Street  
CROMWELL EAST INC

Certified mail sent to the owner was accepted on 11/7/14.

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

THE FINGER DOCKS HAVE BEEN BUILT WITHOUT THE  
REQUIRED PERMITS AND/OR INSPECTIONS.

Inspector Masula stated the case was begun pursuant to a complaint. He said a permit application had been resubmitted with corrections and was pending review. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Dominic Romano, Vice President of the condo association, said they had already hired Broward Dock and Seawall to do the work. He requested 91 days.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/25/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14100090**

418 Mola Ave  
ASSER, MICHAEL JOHN

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

Two docks have been rebuilt without the required  
permits and/or inspections.

Inspector Masula reported a Stop Work Order had been posted on the property on 9/30/14. Plans submitted for a permit application had been picked up for corrections. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Michael Asser, owner, said he had been replacing the dock plank for plank and had not realized a permit was needed. He requested 90 days.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/25/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE14061980**

1737 Northwest 7 Terrace  
TUCHOW, TYLER

Service was via posting on the property on 11/17/14 and at City Hall on 11/13/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.4.18

A WOOD FENCE WITH A GATE WAS ERECTED AT THE  
DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and said the owner had removed the fence that morning so the property was in compliance. Inspector Oliva wanted the violation on the record in case it recurred.

Timothy Scolaro, bank attorney, was present.

**Case: CE14040929**

3121 Southwest 1 Ter.  
BROWARD ROOFING DISTRIBUTORS INC

Certified mail sent to the registered agent was accepted on 11/14/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS COMMERCIAL BUILDING HAS BEEN ALTERED BY THE  
SECOND FLOOR RENOVATIONS WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED BY THE

## SECOND FLOOR RENOVATIONS WITHOUT A PERMIT.

Inspector Oliva said case was begun pursuant to a complaint from the Fire Marshal's office. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation. He added that the owner had already applied for permits.

Robert Ishman, architect, said they had plans for the upstairs to be removed.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

Mr. Nelson left the dais at 11:50

**Case: CE13030518**

1215 Seminole Drive  
KEENAN, BRIAN F

Service was via posting on the property on 11/13/14 and at City Hall on 11/13/14.

Robert Masula, Building Inspector, testified to the following violation:  
FBC(2010) 105.1

### INTERIOR REMODELING WITHOUT PERMITS.

Inspector Masula provided the Board with the property's permit history. He described several permits that had never been issued, allowed to expire or never completed the application process. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day.

Jim Baron, contractor, said he would meet with Inspector Masula to learn what needed to be done and requested more than 63 days.

Mr. Mohnani pointed out that Inspector Masula had never seen the alterations. Inspector Masula said his citation was based on the expired permits, the previous building inspectors' information and the owner's admission that the violations existed.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/28/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

Mr. Nelson returned to the dais at 12:04.

**Case: CE14060329**

609 Northwest 15 Terrace  
609 NW 15 TERRACE LLC

Service was via posting on the property on 11/14/14 and at City Hall on 11/13/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS, INSPECTIONS AND THE C.O.

STOP WORK WAS ISSUED FOR:

1. THE WINDOWS IN THE DWELLINGS OPENINGS ARE BEING  
REPLACED.
2. THE KITCHEN AND BATHROOM ARE BEING UPGRADED  
WITH NEW PLUMBING AND ELECTRICAL FIXTURES. NEW  
CABINETRY IS TO BE INSTALLED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said permit applications had been submitted. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

Benjamin Figgie, LLC owner, said all three permits had been issued the previous day. Inspector Oliva explained that FBC (2010) 110.9 required inspection to comply and that permit only covered the kitchen. He said if he had known the permits had been issued, he probably would have withdrawn the case and allowed the property owner 91 days for inspections.

Ms. Hasan reminded the Board that the exterior electrical permit was still pending, so FBC (2010) 105.1 was not in compliance.

**Motion** made by Mr. Thilborger, seconded by Ms. Ellis, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.



**Case: CE14082139**

1544 Northwest 9 Avenue  
KDE OF FL 1 LLC

Certified mail sent to the owner was accepted on 11/14/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS, AS FOLLOWS:

STOP WORK ISSUED

THIS PROPERTY IS BEING UPGRADED:

1. WINDOWS AND DOORS ARE BEING REPLACED.
2. THE INTERIOR WORK OR REMODELING IS IN PROGRESS WITH NEW CABINETS INSIDE THE KITCHEN AND BATHROOMS AREAS.
3. NEW ELECTRICAL AND PLUMBING FIXTURES ARE ALSO BEING INSTALLED.
4. THIS SINGLE FAMILY UNIT WAS SPLIT INTO TWO RENTAL UNITS. ALTERATIONS WERE DONE TO THE ELECTRICAL AND PLUMBING SYSTEM.
5. THE FLOOR PLAN WAS ALTERED TO BUILD THE SECOND UNIT WITH NEW WALLS AND THE ENCLOSURE OF HALLWAYS AND INTERIOR DOORS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS SINGLE FAMILY DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY RESIDENCE TO MULTI-FAMILY OR DUPLEX WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

FBC(2010) 115.1

ALL WORK IN PROGRESS MUST BE STOPPED UNTIL THE ENTIRE REQUIRED PERMITS ARE ISSUED.

Inspector Oliva reported a Stop Work Order had been posted on the property on 8/28/14 and explained that permit applications had been submitted. He submitted

photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Hugo Hernandez, general contractor, stated the owner had hired him to address the violations. He said a driveway permit had been pulled and window and door permit applications had been submitted. Other items required architectural drawings, which he thought would be ready in a couple of weeks. Mr. Hernandez did not feel 63 days would be sufficient.

Mr. Hernandez informed Chair Elfman that this was a duplex; the front unit was occupied but the rear was not. Inspector Oliva stated this was a single family house, not a duplex. The carport had been enclosed and a bathroom added but there was never a change of use for a duplex. Inspector Oliva said there were many issues for which no permit application had been submitted yet and he wanted the owner to provide an update in 63 days. He added that the dangerous water heater was located in the front, occupied area in a closet.

Mr. Thilborger was extremely concerned about life safety issue in the house and would have preferred not to allow even 63 days.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/28/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE14051229**

128 Northeast 16 Terrace  
ZARITSKY, HAL GORDON

This case was first heard on 7/22/14 to comply by 8/26/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit application had been resubmitted on 11/4/14 and was pending pickup for corrections because plumbing had failed review.

Allison Bray, the owner's fiancée, could not say if the generator was hooked up to a natural gas line or to a tank.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

The Board took a brief break. Upon returning, Ms. Ellis had left the meeting.

**Case: CE13050613**

1433 Southwest 33 Court  
FEDERAL NATIONAL MORTGAGE ASSN  
%ONEWEST BANK FSB

Service was via posting on the property on 11/13/14 and at City Hall on 11/13/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS AS FOLLOWS:

1. THE WINDOWS AND THREE DUCTED CENTRAL A/C'S AT  
THIS MULTI-FAMILY DWELLING WERE REPLACED. THERE  
ARE NO PERMITS ON RECORD FOR THAT WORK.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

Mr. Nelson recalled that the case had been presented to the Board for the prior owner, fines had been running and were wiped out when the bank foreclosed and took title to the property, so the bank was aware of the code issues on the property. Chair Elfman pointed out that there was a pending sale on the property.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14041294**

1039 Northwest 12 Street  
JAZBROWHOMES LLC

Service was via posting on the property on 11/14/14 and at City Hall on 11/13/14. Ms. Goldwire stated Mike Ritchel had sent a letter to Ms. Ketor and Inspector Oliva stating he would be unable to attend the hearing but a contractor and architect had been hired

to address all violations. Mr. Ritchel requested an extension to pull permits and have the work done.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS CASE HAS BEEN OPENED TO FOLLOW UP ON CASE CE05110537, FOR CONSTRUCTION, ALTERATIONS, AND INTERIOR REMODELING ON THIS SINGLE FAMILY DWELLING. THE WORK HAS BEEN DONE WITHOUT OBTAINING THE REQUIRED PERMITS OR INSPECTIONS. SOME OF THE PERMITS TO COMPLY THE VIOLATIONS WERE APPLIED AND NEVER ISSUED. THE ISSUED ONE WAS VOIDED. TODAY, ALL THIS WORK REMAINS WORK WITHOUT PERMITS AS FOLLOWS:

1. ALL CONSTRUCTION AND ALTERATIONS CONNECTED TO VOIDED MASTER PERMIT# 07030951.
2. THE VIOLATION INCLUDES CONSTRUCTION INSIDE THE REAR ADDITION OF THE BUILDING TO BUILD AN ADDITIONAL APARTMENT BY SPLITTING THE DWELLING INTO A DUPLEX.
3. THE CONSTRUCTION OF A STORAGE BUILDING ON THE WEST SIDE OF THE PROPERTY.
4. INSTALLATION OF WINDOWS AND DOORS IN THE DWELLING.
5. ELECTRICAL PERMIT# 07030953: THE ELECTRICAL WORK AS SHOWN ON THE MASTER PERMIT PLAN FOR THE INTERIOR RENOVATION INSIDE THE DWELLING AND NEW SERVICE LINE TO SUPPLY 220V TO A NEW CENTRAL A/C AND DRYER MACHINE.
6. PLUMBING PERMIT #07030954: THE PLUMBING WORK AS SHOWN ON THE MASTER PERMITS PLAN FOR THE KITCHEN ALTERATIONS, A WASHING MACHINE WATER SUPPLY WITH DRAIN LINE AND THE WATER HEATER REPLACEMENT.
7. THE MECHANICAL PERMIT #07030952 TO INSTALL A CENTRAL A/C WITH DUCT WORK AND THE VENTILATION DUCT FOR THE DRYER.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT OBTAINING THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE

**REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY  
FROM THE BUILDING DEPARTMENT.**

Inspector Oliva said this was the third time he had been before the Board with the same case and he believed this owner would sell the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Inspector Oliva believed the fines had been imposed the first time he presented the case to the Board.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/28/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-2 with Mr. Dooley and Mr. Mohnani opposed.

**Case: CE14050556**

1531 Northwest 7 Avenue  
FELS, THOMAS J

Service was via posting on the property on 11/18/14 and at City Hall on 11/13/14.

George Oliva, Building Inspector, testified to the following violations:  
FBC(2010) 105.4.11

A DUCTED CENTRAL A/C WAS INSTALLED WITHOUT PERMITS  
AT THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$25 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/28/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14060528**

1213 Northwest 3 Street  
TOTAL HOUSING INC

Certified mail sent to the owner was accepted on 11/14/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS AND THE REQUIRED C.O. FROM THE CITY OF FORT LAUDERDALE.

1. THE CARPORT HAS BEEN ENCLOSED AND A BATHROOM WAS ADDED TO IT.
2. THE DWELLING HAS BEEN CONVERTED FROM A SINGLE FAMILY TO MULTI-FAMILY OR DUPLEX.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2010) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS BEEN CHANGED FROM THE ORIGINALLY PERMITTED OCCUPANCY CLASSIFICATION OF A SINGLE FAMILY TO A MULTI-FAMILY DWELLING WITHOUT OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.

Inspector Oliva said the tenant had been evicted and permit applications had been submitted. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 91 days or a fine of \$25 per day, per violation.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 2/25/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14062131**

1656 Southwest 28 Way  
UNITED PROPERTIES OF SOUTH FLORIDA

Certified mail sent to the registered agent was accepted on 11/14/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. THE PROPERTY'S POOL IS BEEN UPGRADED, IT WAS DRAINED AND IT PROCEEDED TO RISE OUT OF THE GROUND 3 FT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva said a Stop Work Order had been posted on the property. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or the maximum fine. Inspector Oliva said the owner had visited the City to apply for the pool permit but the application had been rejected because it did not include any plumbing, electrical or a child barrier.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/28/15 or a fine of \$500 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE14070723**

3600 Southwest 21 Street  
CAPITAL DREAM TEAM  
MORTGAGE INVESTMENT INC

Service was via posting on the property on 11/14/14 and at City Hall on 11/13/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS, INSPECTIONS AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY BUILDING DEPARTMENT.

A STOP WORK ORDER WAS ISSUED FOR:

1. WORK IN PROGRESS. THE INTERIOR IS BEING REMODELED.
2. UPGRADING THE ELECTRICAL, PLUMBING AND THE MECHANICAL SYSTEMS.

3. NEW FRAMING AND DRYWALL IN PROGRESS.
4. THE WINDOWS AND DOORS WERE REPLACED IN ALL THE OPENINGS.
5. A DUCTED A/C SYSTEM WAS INSTALLED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and said the owner had pulled a permit for kitchen renovations only. He recommended ordering compliance within 63 days or a fine of \$75 per day, per violation.

**Motion** made by Mr. Thilborger, seconded by Mr. Nelson, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/28/15 or a fine of \$75 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 4-2 with Mr. Mohnani and Mr. Dooley opposed.

**Case: CE14071030**

3400 Southwest 12 Place  
HOTEL MOTEL INC

Service was via posting on the property on 11/13/14 and at City Hall on 11/13/14.

George Oliva, Building Inspector, testified to the following violations:

FBC(2010) 105.4.5

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS AS FOLLOWS:

1. ALTERATIONS WERE DONE TO THE ELECTRICAL SYSTEM BELONGING TO APARTMENT #2. THEY WERE DONE TO SUPPLY NEW ELECTRICAL CIRCUITS FOR THE WINDOWS A/C, THE LIGHTS AND WALL OUTLETS TO THE NEXT DOOR, APARTMENT#3. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGE LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATING THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.



FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva stated the case was begun pursuant to a tenant complaint that he was paying for the adjacent apartment's electric. Inspector Oliva said the property owner had been present earlier but needed to leave due to a family emergency. Inspector Oliva submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$125 per day, per violation.

Inspector Oliva informed Mr. Thilborger that there was a tenant in the apartment with the jumped electrical connection. Mr. Nelson asked if there were any remedies to declare a building unfit for occupancy. Ms. Hasan said Code Enforcement or the Fire Marshal could red-tag a building and order immediate evacuation until the violations were cured. She intended to follow up with the Fire Marshal and the Building Official regarding this case and a previous case the Board had heard.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/28/15 or a fine of \$125 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE14072013**

2612 Barbara Drive  
MONDANI, GLEN H/E  
MONDANI, PENTELOPE

Service was via posting on the property on 11/13/14 and at City Hall on 11/13/14.

George Oliva, Building Inspector, testified to the following violation:

FBC(2010) 105.4.18

THE FENCE AND GATE IS IN DISREPAIR, THE WEST SIDE  
HAS BEEN DAMAGED BY THE WEATHER AND THE SUPPORTING  
MEMBERS ARE BROKEN. IT CAN BE UPLIFTED IN HIGH  
WINDS.

Mr. Dooley recused himself from this case and left the dais.

Inspector Oliva said the case was begun pursuant to a complaint and he had posted a Stop Work Order on the property for violations not listed for this case. He submitted photos of the property and the Notice of Violation detailing the violations and corrective

action into evidence, and recommended ordering compliance within 63 days or a fine of \$125 per day.

**Motion** made by Mr. Nelson, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 1/28/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, with Mr. Dooley recusing himself, motion passed 5-0.

**Case: CE11110991**

2845 Southwest 4 Street  
GALLINGTON, MARILYN K

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Building Inspector, reported the permits had been issued and work was in progress. He recommended a 91-day extension.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 91-day extension to 2/25/15, during which time no fines would accrue. In a voice vote, motion passed 5-0.

Mr. Dooley returned to the dais at 1:48.

**Case: CE13030047**

1600 Northwest 7 Terrace  
RIVIERA, LUCAS & MARY

This case was first heard on 8/27/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$9,520. Ms. Goldwire had an email from Mina Ortiz from Aruba Construction dated March 10, 2014 indicating the owner could not attend the March hearing and was undergoing treatment for cancer.

George Oliva, Building Inspector, reported he had withdrawn the case in April when he learned of the owner's illness. There had been no permit application and the violations remained. He had heard nothing from Mr. Rivera or Aruba Construction.

**Motion** made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion failed 1-5 with only Mr. Dooley voting in favor.

**Case: CE13100827**

1609 Northwest 11 Street  
SCOTT, DONALD H/E  
HYDE, MARY LEE & SCOTT, JOSEPH

This case was first heard on 11/26/13 to comply by 1/28/14. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$3,400.

George Oliva, Building Inspector, reported permits had been issued but the owner had not called for inspections.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13091180**

833 Northwest 19 Avenue  
BROWN, J M & SILLIE MAE EST

This case was first heard on 11/26/13 to comply by 3/25/14. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said there had been no permit activity.

The Board took no action.

**Case: CE13120663**

1309 Northwest 24 Avenue  
WEIT, RICHARD C & MELANIE

This case was first heard on 7/22/14 to comply by 8/26/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the plans had been picked up on 8/21/14 for corrections and never returned to the City. He did not favor another extension.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to find the violations were not in compliance by the Order date, and to impose the \$675 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE14070292**

313 Northeast 2 Street # 701  
LAGI, DYLAN MATTHEW

This case was first heard on 7/22/14 to comply by 8/26/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 11/26/14 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported three permits had been issued late the previous day. The owner still needed to apply for a mechanical permit for the exhaust fan.

**Motion** made by Mr. Thilborger, seconded by Ms. Hinton, to grant a 63-day extension to 1/28/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14030847**

3110 Southwest 17 Street  
AMARAI, KETTYA  
SEYOUM, ABIY

This case was first heard on 7/22/14 to comply by 9/23/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 11/26/14 and would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported there had been no permit activity. He had visited the property on 11/13 and found work ongoing on the front porch, for which he posted a Stop Work Order. The air conditioning unit, which the owner had indicated was not working, was running.

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 11/26/14 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 6-0.

**Case: CE14031457**

2236 Northwest 20 Street  
BABY BOY INVESTMENT GROUP INC

This case was first heard on 9/23/14 to comply by 10/28/14. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Building Inspector, reported the owner had renewed the expired permits and passed final inspection. The case was therefore complied.

Ms. Goldwire said the City would return in January with a recommendation regarding administrative costs.

### **Meeting Minutes**

**Motion** made by Mr. Nelson, seconded by Mr. Thilborger, to approve the minutes of the Board's October meeting. In a voice vote, motion passed 6-0.

### **Election of Officers**

Ms. Hinton nominated Mr. Elfman for Chair, seconded by Mr. Thilborger. In a voice vote, motion passed unanimously.

Mr. Nelson nominated Mr. Thilborger for Vice Chair, seconded by Ms. Hinton. In a voice vote, motion passed unanimously.

### **Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE14051255

CE14051257

CE14042156

CE13040766

CE13081470

CE14060033

### **Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

None.

There being no further business to come before the Board, the meeting adjourned at 2:08 p.m.

ATTEST.

Clerk, Code Enforcement Board

Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.